072.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,300 / 744,300
					USE VALUE:	744,300 / 744,300
					ASSESSED:	744,300 / 744,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRERI PAUL E--ETAL	
Owner 2:	CURRERI CYNTHIA J	
Owner 3:		
Street 1:	36 CROSBY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,196 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8196.000	278,200		466,100	744,300
Total Card	0.188	278,200		466,100	744,300
Total Parcel	0.188	278,200		466,100	744,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.26 | /Parcel: 492.2

Legal Description

User Acct 45524

GIS Ref

GIS Ref

Insp Date 10/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,200	0	8,196.	466,100	744,300	744,300	Year End Roll	12/18/2019
2019	101	FV	221,600	0	8,196.	432,800	654,400	654,400	Year End Roll	1/3/2019
2018	101	FV	221,600	0	8,196.	432,800	654,400	654,400	Year End Roll	12/20/2017
2017	101	FV	221,600	0	8,196.	379,600	601,200	601,200	Year End Roll	1/3/2017
2016	101	FV	221,600	0	8,196.	346,300	567,900	567,900	Year End	1/4/2016
2015	101	FV	208,100	0	8,196.	306,300	514,400	514,400	Year End Roll	12/11/2014
2014	101	FV	208,100	0	8,196.	289,700	497,800	497,800	Year End Roll	12/16/2013
2013	101	FV	208,100	0	8,196.	275,700	483,800	483,800		12/13/2012

!6070!

PRINT

Date	Time
12/10/20	20:53:00

LAST REV

Date	Time
04/30/19	13:51:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD EDWA	23606-106		8/31/1993		157,100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2004	476	Manual	10,000					construction of ne
7/14/1999	417	Manual	6,500					WINDOWS AND SIDING
10/4/1995	576		2,000					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
6/2/2009	Measured	189	PATRIOT
10/12/1999	Meas/Inspect	256	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8196		Sq. Ft.	Site		0	70.	0.81	12									466,119						466,100	

Total AC/HA: 0.18815 | Total SF/SM: 8196 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,119 | Spl Credit | Total: 466,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	141.153
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341821
Depreciation:	63579
Depreciated Total:	278242

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

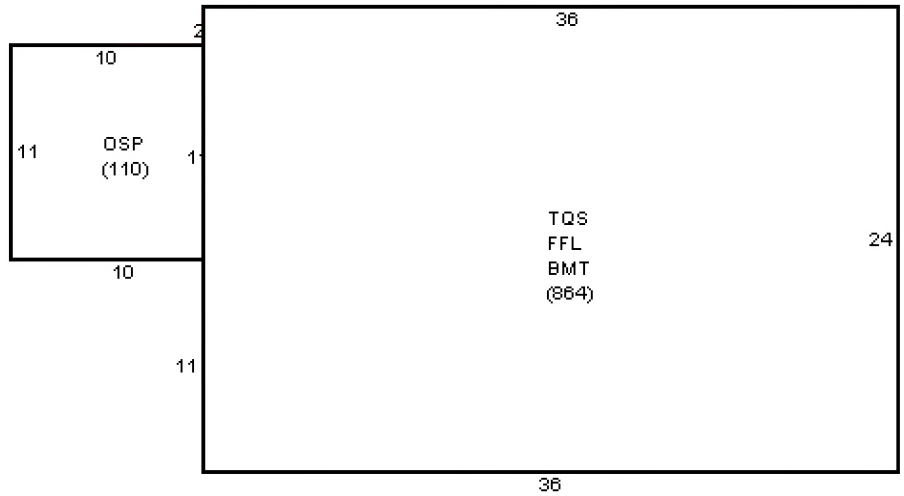
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.15
Special Features:	0	Val/Su Net:	111.91
Final Total:	278200	Val/Su SzAd	183.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.350	36,587
FFL	First Floor	864	141.150	121,956
TQS	3/4 Story	648	141.150	91,467
OSP	Screen Porch	110	34.650	3,811
	Net Sketched Area:	2,486	Total:	253,821
Size Ad	1512	Gross Are	2702	FinArea 1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc